

Pulaski County Development Board Minutes January 13, 2009

Barty Bullock called meeting to order at 5:06 pm with a quorum present. Board members present were George Flynn, Mike Wilson, John Prather, Jeff Burdette, Sara Boswell Dent, and Garlan Vanhook. Also present at the table: Dawnetta Smiley, Board Secretary.

Motion by John Prather and Second by George Flynn to approve minutes of last regular scheduled meeting: 09-24-08, Motion unanimous.

Motion by John Prather and Second by Sara Boswell Dent to ratify action taken by executive committee: 10-29-08, Motion unanimous.

Motion by John Prather and Second by Sara Boswell Dent to ratify action taken by executive committee: 10-30-08, Motion unanimous.

Motion by John Prather and Second by Sara Boswell Dent to approve minutes of Special Called meeting on 11-06-08, motion unanimous.

Garlan Vanhook stated that there are a couple of outstanding items to close out the demolition.

Ryan Barrow, RSA, reported that the selling of the Bonds was a great success. Bonds were broke down and sold in two pieces. The bond for \$9.5 million was sold @ 4.5 % interest rate, and the bond for \$14.205 million was sold @ 5.4% interest rate. This saved a total of \$850,000. The short term financing has been paid off and the full amount is there to be spent on the project.

John Thorne, BRI, informed that there are three issues that could potentially start affecting the critical path of the project, due to their affect on the foundation.

1) Revision to retaining wall against the Coldiron property, \$177,615.00

This will allow a 3' space between Coldiron building and retaining wall to access if need of repairs to either property.

Chris Coldiron has concern of security being an issue with a space between the walls; he would like to see the wall as close to his property as possible.

Engineer advises not to rely on Coldiron's building as backdrop of the form.

Motion by Jeff Burdette and Second by John Prather that Executive Committee has the authority to work with the Architects, Engineers, and Chris Coldiron up to the amount that has originally been established for the 3' wall, to modify the retaining wall, Motion unanimous.

2) Revised boiler flue location, \$42,504.00

Architect recommends accepting the revised suggestion for the location of the flue in the Judge's parking area. It would consist of bumping the flue out instead of in to create same amount of space in all parking spaces. Three spaces affected by this are 23', and standard recommended design is 24'. It is a little tight, but within normal tolerance. This will also add 6'x3' to the basement.

Garlan Vanhook advised board that he would be very supportive of this revision at a much more reasonable cost.

Motion by John Prather and Second by Jeff Burdette that Executive Committee has authority to make decision on revised flue location, Motion unanimous.

3) Addition of doors to the Judge's parking area, \$87,961.00

Architect informed the board of the changes involved in the addition of coiling doors. There will also be steel changes, foundation impacts, and additional columns.

Motion by John Prather and Second by George Flynn to refer the addition of doors to the Executive Committee to work out the cost estimate, and that the board would prefer to have the addition of doors to the Judge's parking as a change, Motion unanimous.

Dennis Bopp, BRI, informed board that the Architect will be ready to present options remaining at the regular meeting in February.

Dennis Bopp has been taking digital photos since the beginning of construction, and will get the PDB Board a disk of all photos at the end of the project to retain for our records. The architect will also give a copy of all signed change orders to the County Attorney's office, for his records.

Bill Thompson, County Attorney, would like to have a focal point for all plans to be retained, and to have more than one copy.

Garlan Vanhook recommends the board to ask the Architect to verify and update closeout procedures as listed in the specifications, report their findings to the board at the next meeting as part of their presentation, and assure the board this process will be accommodated.

Tony Stevens, DW Wilburn On-site Project Superintendent, reported on construction:
Over the past 30 days-

Site clearing and earth moving is complete, Drilled Caissons is 50% complete, Grade Beams are a little behind schedule, but this isn't a problem at this point, Basement Walls are 35% complete.

The next 30 days-

DW Wilburn will be working to get the basement walls complete, and grade beams out far enough to begin the first column line of structural steel 1st Monday of March. This is a critical milestone.

Overall construction is in pretty good shape and running smooth.

Bill Thompson, County Attorney and Edwinna Dalton, Supervisor of Division of Child Support addressed Board in regards to office space for the County Attorney that would accommodate case workers and files.

Garlan Vanhook assured that the Division of Child Support would be kept in mind as the project progresses.

Motion by John Prather and Second by George Flynn to approve bills subject to review by Garlan Vanhook and Executive Committee, Motion unanimous.

Troy Deppe, Capital Caststone was awarded this job thru a Purchase Order from Lee Brick, & Block in the middle of December. Since then there has been a discussion of changing to Limestone has come up. Troy informed board what his company could offer, and the differences between caststone and limestone.

Garlan Vanhook stated that the board will be making decision regarding Castsone/Limestone at next regular meeting.

Motion by George Flynn and Second by Mike Wilson to adjourn at 6:35pm, Motion unanimous.